

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 Nathan Road, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,140,000

Median sale price

Median price \$996,250

Property Type House

Suburb Eltham

Period - From 01/10/2019

to 30/09/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	87 Arthur St, Eltham, Vic 3095, Australia	\$1,150,000	27/06/2020
2	12 Enfield St ELTHAM 3095	\$1,140,000	27/06/2020
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/10/2020 13:29



 4  2  2

Property Type: House
Land Size: 1151 sqm approx
Agent Comments

Indicative Selling Price

\$1,140,000

Median House Price

Year ending September 2020: \$996,250

Comparable Properties

87 Arthur St, Eltham, Vic 3095, Australia (REI) **Agent Comments**

 4  2  2

Price: \$1,150,000

Method:

Date: 27/06/2020

Property Type: House



12 Enfield St ELTHAM 3095 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,140,000

Method: Private Sale

Date: 27/06/2020

Property Type: House (Res)

Land Size: 904 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.